

Meeting Notice
City of Warwick
Planning Board

Date: Wednesday, June 13, 2007

Time: 6:00 p.m.

Location: Warwick City Hall
Lower Level Conference Room
3275 Post Road
Warwick, RI 02886

Review and acceptance of May 2007 meeting minutes.

Public Informational Meeting

Major Subdivision

Homeland Plat

Applicant: RI Real Estate & Construction Solutions
and Lynn M. Thomas

Location: 34 Hamilton Avenue and Pinnery Avenue

Assessor's Plat: 342

Lots: 230, 231, 255 & 256

Zoning District: Residential A-7

Land Area: 15,290 square feet

Number of lots: 2

Surveyor: W. P. Skorupski PLS.

Ward: 5

The applicant is requesting master plan approval to legalize an illegal subdivision of five abutting nonconforming record lots to create two new lots; one conforming lot with an existing dwelling requiring a zoning variance for less than the required rear yard setback and one new undersized nonconforming lot for development in a Residential A-7 Zoning District.

Due to an error in the required certified mail notice this application will be continued to the next available meeting and future notice will be provided.

Public Meeting

Minor Subdivision

975 West Shore Road

Applicant: Mike Kent

Location: 975 West Shore Road

Assessor's Plat: 332

Lot: 435

Zoning District: Office

Land Area: 21,356 Acres

Number of lots: 2

Engineer: Environmental Planning & Surveying, Inc.

Ward: 4

The applicant is requesting preliminary approval to subdivide one conforming lot to create two new lots, one lot with an existing dwelling and one new lot for development in an Office Zoning District.

Planning Department Findings

The Planning Department finds this proposal to be generally consistent with Article 1 "Purposes and General Statements" of the City's Development Review Regulations, and:

- 1) Generally consistent with the Comprehensive Community Plan.**
- 2) In compliance with the standards and provisions of the City's Zoning Ordinance.**
- 3) That there will be no significant negative environmental impacts from the proposed development.**
- 4) That the development will not result in the creation of individual**

lots with such physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable, and:

5) That the proposed subdivision possesses adequate and permanent access to a public street.

Planning Department Recommendation

Planning Department recommendation is to grant preliminary approval with final approval to be through the Administrative Officer upon compliance with the following stipulations:

1) That the final plan shall include the following notations:

- Reference source of north arrow.
- Add a bearing note to one line.
- Notation regarding wetlands within 200' of the parcel.
- Note any proposed grade changes.
- Note base flood elevation on plan.
- Add a note that the lowest floor elevation shall be 3' above the maximum seasonal high water table.
- Depict overhead electric lines to existing house #975.
- Reference for monumentation used to establish the subdivision.
- Add minimum required lot area to zoning data.

2) The existing large Norway Spruce at 24 Hart Avenue located in proximity to the proposed new dwelling shall be protected during construction.

3) That the developer shall plant two new street trees to be approved by the City's Landscape Project Coordinator on Hart Avenue prior to the issuance of a Certificate of Occupancy for the new dwelling.

Public Hearing

Major Land Development Project

Armstrong Plat

Applicant: Marc and Christopher Chapron and John Cahalan

Location: 1681 West Shore Road

Assessor's Plat: 353

Lot(s): 47 & 48

Zoning District: Residential A-10

Land Area: 11.86 Acres

Number of lots: 3

Engineer: David Gardner and Associates

Ward: 5

The applicant is requesting preliminary approval to subdivide two

lots to create three lots, one lot with an existing dwelling, one lot to be developed as a two-family dwelling with less than the required wetland setback and one new single family lot for development on an existing street in a residential A-10 Zoning District.

Planning Department Findings

The Planning Department finds this proposal to be generally consistent with Article 1 “Purposes and General Statements” of the City’s Development Review Regulations, and:

- 1) Generally consistent with the Comprehensive Community Plan.**
- 2) In compliance with the standards and provisions of the City’s Zoning Ordinance having received Zoning Board of Review approval (Petition #9279) to have a two-family dwelling on a lot with less than the required wetland setback.**
- 3) That there will be no significant negative environmental impacts from the proposed development.**
- 4) That the development will not result in the creation of individual lots with such physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable, and:**

5) That the proposed development possesses adequate and permanent access to a public street.

Planning Department Recommendation

Planning Department recommendation is to grant a combined preliminary/final approval.

Public Hearing

Major Subdivision

Lorden Plat

Applicant: Daniel & Anne Lorden and Frank Miale

Location: 80 Balsam Street

Assessor's Plat: 307

Lot(s): 76 & 77

Zoning District: Residential A-10

Land Area: 10,000 square feet

Number of lots: 2

Engineer: Ocean State Planners, Inc.

Ward: 1

The applicants are requesting preliminary approval to subdivide two merged lots to create two non-conforming lots with less than the

required frontage, lot width and area, one lot having an existing dwelling with less than the required front and side yard setback and one new lot for development in a Residential A-10 zoning district.

Planning Department Findings

The Planning Department finds this proposal to be generally consistent with Article 1 “Purposes and General Statements” of the City’s Development Review Regulations; and:

- 1) Generally consistent with the Comprehensive Community Plan.**
- 2) In compliance with the standards and provisions of the City’s Zoning Ordinance; having received Zoning Board of Review approval (Petition #9493) to create two non-conforming lots with less than the required frontage, lot width and area.**
- 3) That there will be no significant negative environmental impacts from the proposed development.**
- 4) That the development will not result in the creation of individual lots with such physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable.**

5) That the proposed development possesses adequate access to a public street.

Planning Department Recommendations

Planning Department recommendation is to grant preliminary with final approval to be through the Administrative Officer upon compliance with the following stipulations.

1) That the final plan shall include the following notations:

- Show the location of existing utilities (sewer, water, electric, etc.) on Balsom Street and Shippen Avenue.**
- Notation regarding wetlands within 200' of the parcel.**
- Note base flood elevation on plan.**
- Topography must be depicted on plan.**
- Location of adjacent houses must be depicted on plan.**
- Show granite bounds to be set.**

2) That the properties shall be connected to the Warwick Sewer System when it becomes available.

Public Hearing

Major Land Development Project

Centerville Gardens

Applicant: Offshore Development, LLC

Location: 1209 Centerville Road

Assessor's Plat: 250

Lot: 3

Zoning District: Residential A-15

Land Area: 2.73 acres

Number of lots: NA

Engineer: Ocean state Planners, Inc.

Ward: 8

The applicant is requesting preliminary approval of a Major Land Development Project to construct nine new residential condominium units on a lot with an existing single family dwelling in order to establish a 10 unit residential condominium development in a Residential A-15 Zoning District.

Planning Department Findings

The Planning Department finds this proposal to be generally consistent with Article 1 "Purposes and General Statements" of the City's Development Review Regulations, and:

1) Consistent with the Comprehensive Community Plan.

2) In compliance with the standards and provisions of the City's Zoning Ordinance having received a Special Use Permit (Petition # 9313) from the Zoning Board of Review.

3) That there will be no significant negative environmental impacts from the proposed development.

4) That the development will not result in the creation of individual lots with such physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable.

5) That the proposed development possesses adequate access to a public street.

Planning Department Recommendation

Planning Department recommendation is to grant preliminary approval with final approval to be through the Administrative Officer upon compliance with the following stipulations:

1) That prior to final approval the applicant shall secure written approval from the West Warwick Sewer Authority authorizing connection to the sanitary sewer system.

2) That the developer shall submit a sewer flow analysis stamped by a Professional Engineer to be approved by both the Warwick and West Warwick Sewer Authorities prior to final approval.

3) That the developer shall change the sewer cover standard contained in the preliminary plan to a City of Warwick standard sewer cover.

4) That sewer sampling manholes will be required for each building and all sewer lines within five feet of foundations shall be increased from 4" to 6" SDR.

5) That the drainage plan and calculations shall be amended as follows:

- Water quality must be addressed for proposed watershed 1C.**
- Roof drainage should be infiltrated where possible to reduce storm-water runoff volumes.**
- Sediment forebays must be detailed.**

6) That a notation shall be added to the utility notes stating that the design engineer shall submit "as-built" plans and a "Certificate of Conformance" on all elements of the storm drainage system to be approved by the City Engineer prior to the issuance of a Certificate of Occupancy.

7) That a notation shall be added to the final plan stating that the contractor shall obtain a Soil Erosion and Sedimentation Control Permit from the City of Warwick Building Office prior to commencement of any construction activities.

8) That the landscape plan shall be amended to diversify the proposed evergreen species by changing seven (7) of the proposed 14 white pines to firs or spruce, to increase the size of the evergreen trees from 7' to 8' feet and to screen the dumpster location.

9) Amend notation #3 of the landscape plan to have the RI licensed arborist notify and confer with the City Landscape Project Coordinator regarding tree preservation for the site.

Public Hearing

Major Land Development Project

DeFelice Center, Multifamily and Office

Applicant: 3960 Post Road, LLC

Location: 3960 Post Road

Assessor's Plat: 235

Lot(s): 017

Zoning District: Office

Land Area: 1.41 acres

Number of lots: 1

Engineer: Hudson Place Associates

Ward: 9

The applicant is requesting Master Plan approval of a Major Land Development Project to demolish an existing 8,364 square foot office building and construct a new six unit residential building on a lot with an existing four unit residential building and an office, for a total of ten residential units and one office.

Planning Department Findings

The Planning Department finds this proposal to be generally consistent with Article 1 “Purposes and General Statements” of the City’s Development Review Regulations, and:

- 1. Generally consistent with the Comprehensive Community Plan.**
- 2. In compliance with the standards and provisions of the City’s Zoning Ordinance however requiring a Special Use Permit from the Zoning Board of Review.**
- 3. That there will be no significant negative environmental impacts from the proposed development.**

4. That the development will not result in the creation of individual lots with such physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable.

5. That the proposed development possesses adequate access to a public street.

Planning Department Recommendation

Planning Department recommendation is to grant Master Plan approval with the following stipulations:

1) That the applicant shall receive a Special Use Permit from the Zoning Board of Review to have ten multi family units and an office on a 1.41 acre parcel.

2) That the preliminary plan shall include a landscape plan designed and stamped by a Rhode Island Registered Landscape Architect and approved by the Warwick Landscape Project Coordinator.

3) That all state permits, including but not limited to, Coastal Resources Management Council (CRMC) and RI Department of Environmental Management (DEM) Underground Injection Control (UIC) are required prior to preliminary approval.

4) That the project engineer shall consult with the City Engineer regarding site grading issues and drainage design prior to submitting an application to the Zoning Board of Review.

5) That the project engineer shall redesign the parking area to eliminate the two single spaces at the southern property line and incorporate these spaces into southern edge of the proposed new parking area.

6) That the project engineer shall submit the revised parking plan to the Planning Department for review and approval prior to submitting an application to the Zoning Board of Review.

7) That the location and number of hydrants must be approved by the Warwick Fire Marshall prior to preliminary approval.

8) That the project engineer shall provide a sewer impact study, stamped by a Professional Engineer, which shall include projected pre-construction and post-construction flows and to be approved by the Warwick Sewer Authority prior to preliminary approval.

Public Meeting

Request for an Amendment to the City's Zoning Ordinance

Section 605 "Special Use Permits and Variances"

Applicant: City of Warwick

Location: 3275 Post Road

Zoning District: Zoning Ordinance amendment to Section 605

**“Special Use Permits
and Variances”**

The City of Warwick desires to amend Zoning Ordinance Section 605 “Special Use Permits and Variances” to allow an applicant to request a “Dimensional Variance” in combination with a “Special Use Permit.”

Currently the City of Warwick Zoning Ordinance does not include a provision for such combination relief. The proposed language will allow limited (not to exceed a 50 percent deviation) dimensional relief to be granted simultaneously with a request for a Special Use Permit. The amendment will not allow dimensional deviations to be granted for density in multi-family developments however.

Planning Department Findings

The Planning Department found the proposal to be in compliance with the City’s Comprehensive Plan including the Goals and Policies Statement, the Implementation Program, the Land Use Element and the Economic Development Element. The Planning Department also finds the proposed zoning amendment to be generally consistent with the following purposes of the City’s Zoning Ordinance as presented

in Section 100 “Title and Purpose”:

103.1 Promote the public health, safety and general welfare of the City.

103.2 Provide for a range of uses and intensities of use appropriate to the character of the city and reflects current and future needs.

103.3 Provides for orderly growth and development, which recognizes:

(A) The goals and patterns of land use contained in the comprehensive plan of the city.

(E) The availability and capacity of existing and planned public and private services and facilities

(F) The need to shape the urban and suburban development

(G) The use of innovative development regulations and techniques.

103.11 Promote implementation of the Warwick Comprehensive Community Plan, as amended.

103.13 Provide for efficient review of development proposals, to clarify and expedite the zoning approval process.

103.14 Provide for procedures for the administration of the zoning

ordinance

The Planning Department's recommendation is for a favorable recommendation to the Warwick City Council for the requested zoning amendment with the stipulation that line (53) be amended to include both table 2A and 2B Dimensional Regulations.